

between Stebbins Investment Company of Tulsa, Tulsa County, Oklahoma, of the First Part and G. H. Nicholson of Tulsa, Tulsa County, Oklahoma, of the Second Part.

Witnesseth: That the said party of the first part, in consideration of the sum of \$750.00, cash in hand paid, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all of the following described real estate situated in the County of Tulsa and State of Oklahoma, to-wit: Lots 11, 12, 39 & 40 in Block 1 in Frisco Addition to the City of Tulsa, Oklahoma.

To have and to hold the same, together with all and singular the tenements, hereintments and appurtenances thereunto belonging or in any wise appertaining forever.

And said Stebbins Investment Company, for its heirs, executors, administrators or successors as Trustee, does hereby covenant promise and agree to and with said party of the second part, that at the delivery of these presents said first party is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of, in and to all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unincumbered of and from all former grants, title, charges, judgments, taxes, assessments and incumbrances of what nature and kind soever; that it will warrant and forever defend the title to the same unto said party of the second part, his heirs and assigns, against said party of the first part, its heirs and all and every person whomsoever, lawfully claiming or to claim the same.

It is further agreed and stipulated that this conveyance is made subject to the following conditions and stipulations;

(1) That neither the party of the second part, now his heirs, executors, administrators or assigns, or any person claiming under him shall ever sell or rent said property or any part thereof to a negro or any person of African descent; but this provision shall not be construed to prohibit the erection and use of such servant house or houses thereon as shall be necessary to be used in connection with any residence erected on said premises for white persons.

(2) Should the party of the second part his heirs, executors, administrators or assigns, or any person claiming under him violate any of the provisions hereof, the title to said property shall revert to and revest in the party of the first part.

In Witness Whereof, the said party of the first part has hereunto set its hand the day and year above written.

(Corp Seal)

STEBBINS INVESTMENT COMPANY

By G. C. Stebbins, President

Attest:

R. M. Darnell, Sec'y

INTERNAL REVENUE

\$1.00

ACKNOWLEDGMENT

State of Oklahoma )  
County of Tulsa ) SS

On this 1 day of July A. D. 1922 before me the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared G. C. Stebbins to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its president and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes herein set forth.